

**ACTION MINUTES
SPECIAL MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 6, 2016
SOUTH COUNTY REGIONAL CENTER
800 WEST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Chair George called the Regular Planning Commission meeting to order at 6:07 p.m.

2. ROLL CALL

Planning Commission: Commissioners Terry Fowler-Payne, John Keen, John Mack, Glenn Martin, and Lan George were present.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, Interim City Engineer Jim Garing, Contract Planner John Rickenbach, Traffic Consultant Nate Stong, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Fowler-Payne led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Caren Ray stated she is hosting the bake off at the Harvest Festival, providing categories and encouraged participation. She also noted that Thursday, September 8, 2016 at 6:00 pm is the Candidate Forum.

Bob Lloyd, Chief Technician of AGP Video, stated the Commission meeting will be rebroadcast on Charter Cable Channel 20.

6. WRITTEN COMMUNICATIONS

The Commission received the following material after preparation of the agenda:

1. Email dated September 02, 2016 from Linda Keating regarding Agenda Item 8.a.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of July 19, 2016 as submitted.

Action: Commissioner Mack moved to approve the minutes of the Regular Planning Commission Meeting of July 19, 2016, as submitted. Commissioner Martin seconded, and the motion passed on a 4-0 voice vote, with Keen abstained.

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF THE EAST CHERRY AVENUE SPECIFIC PLAN PROJECT (GENERAL PLAN AMENDMENT 15-001; DEVELOPMENT CODE AMENDMENT 15-001; SPECIFIC PLAN 15-001; VESTING TENTATIVE TRACT MAP 15-001; CONDITIONAL USE PERMIT 15-004; CONDITIONAL USE PERMIT 16-001) AND ENVIRONMENTAL IMPACT REPORT; LOCATION –

EAST CHERRY AVENUE AND TRAFFIC WAY; APPLICANTS – SRK HOTELS, MANGANO HOMES, INC., AND ARROYO GRANDE VALLEY JAPANESE WELFARE ASSOCIATION

Community Development Director McClish stated that the site was not properly posted according to City Policy and recommended the project be continued to a date certain of September 20, 2016 at the Arroyo Grande Woman's Club and Community Center, located at 211 Vernon Street, Arroyo Grande. Director McClish stated that public testimony can be made.

Commissioner Mack asked if the staff report could be presented to the Commission and the public.

Commissioner Martin stated he would like to hear the proposed project tonight. In answer to Commissioner Mack's and Martin's questions, Director McClish stated all legal noticing requirements were met and the item could be heard this evening or presentations made and then continued if directed by the Planning Commission.

Action: After discussion, Chair George moved that 8.a. be continued to a date certain of September 20, 2016 and stated the Commission will take public testimony.

Commissioner Martin stated if the Commission hears public comment on the item, the community needs to hear the staff report.

Action: Chair George amended her motion that 8.a. be continued to a date certain of September 20, 2016; and that public testimony and staff report is heard.

Action: Chair George again amended her motion, and Commissioner Mack seconded the motion that 8.a. be continued to a date certain of September 20, 2016, public testimony, staff report and applicant are heard on the following roll call vote:

AYES: George, Mack, Keen, Fowler-Payne
NOES: Martin
ABSENT: None

Consultant John Rickenbach presented the staff report.

Consultant Carol Florence presented the proposed project and recommended that the Commission up hold staff's recommendation and adopt a Resolution approving the proposed project.

Chair George opened the public hearing:

Alan Bowles, La Quinta representative, spoke in support of the project and stated he wants to be part of the community.

Ronald Gottesman, Garden Street, stated there has been no discussion of impacts to his area; the hotel is not consistent with Arroyo Grande; likes the idea of widening E. Cherry Avenue; people will use their garage for storage; would like to see AG Valley Japanese Welfare Association removed from this project and approved; and new residents will park on E. Cherry Avenue.

Kent Zammit, Huasna Road, stated many of the elements do not fit in Arroyo Grande; supports the AG Valley Japanese Welfare Association; the size of hotel does not fit the character of the City; a

two story or boutique is more in character with this community; Traffic Way/East Cherry traffic has not been addressed; and the water for the hotel and ag land needs to be addressed.

Jack English, expressed concern with water and traffic congestion; spoke in support of the AG Valley Japanese Welfare Association; and suggested to enact a moratorium due to the drought.

Trish Avery Caldwell, Trinity Avenue, stated she has not heard from anybody regarding this development; expressed concern with water and traffic; the 3-story hotel is too big; asked that the project be denied; and said she is in support of Subarea 3.

Kenneth Price, talked about the issue with biking and walking and stated there is a need for better biking infrastructure; suggested designing a bike lane along the curb to make it safer for the bicyclist not to be "doored".

Dr. Alice Addison, Allen Street, expressed concern with potential flooding issues; excessive traffic at Fair Oaks; concern with traffic from on ramp/off ramp at Traffic Way; conflicts with the hotel and the neighborhood; and noise from the people at the hotel will affect the quietness in the area.

Peggy Coon, asked that the proposal be rejected on the basis of water, traffic impact, density of houses, and loss of character of Arroyo Grande; said the project should have been compared to Cherry Creek Estates; the restaurant is too big for this area; and spoke in support of the AG Valley Japanese Welfare Association.

Mike Susank, Principal of Mission College Prep High School, spoke in favor of the project and sees the project as a good partnership with the City.

Brian Pedrotti, Village Court, referred to an August 8, 2016 letter he wrote to the City; stated the collector street should be shown on the Circulation Element; there was no review of traffic and noise impacts resulting from the stub; suggested eliminating the collector, relocate further east, or use it as a bike/pedestrian path connector; and expressed concern regarding additional traffic.

Judith Bernstein, Courtland Street, is concern with water, traffic and size of hotel; stated the hotel is too big physically and too big for the market; suggested less rooms for the hotel; the City needs affordable housing; more than 10 senior units is needed in Subarea 3 to effectively serve senior needs; and if the hotel and restaurant is approved, a percentage should be required to include solar panels.

Linda Osty, Cherry Avenue, expressed concern with traffic on collector road; likes the bulb outs; likes no two story houses on Cherry; concern if there is enough parking for the hotel and restaurant; and expressed concern with pitch/flat hotel roof.

Richard Waller, spoke in support of farming; does not support conversion of prime farm land in general, but the land is no longer economically sustainable; not comfortable with the density of the development, in support of a more rural development; grey water should be an integral part of any project that occurs; in support of the AG Valley Japanese Welfare Association; and a trail head at the end of the collector should be considered as part of the development. Mr. Waller presented a map showing a proposed trail.

Shirley Gibson, Halcyon, spoke in support of Subarea 3; encouraged the development to come back with better plans for subarea 1 and 2; stated Subarea 2 is over developed and under parked;

the project is too dense; there are traffic issues at Allen Street/East Cherry; adding a traffic signal at Fair Oaks/Traffic Way will not help with adding a 100 room hotel; is opposed to a 3-story hotel; and the design is over scale, generic and corporate.

Tim Brown, stated the drawing is deceiving as it does not accurately show a 3-story hotel behind the restaurant and suggested staking to show actual height; questioned if Subarea 2 alley is wide enough for the Fire Department; disagrees with there being enough water due to irrigation of mitigation land; and the collector road is a back door way to try to develop property further south and suggested making the collector road a regular size road.

Janis Reed, stated the project density will affect air quality; the hotel and restaurant is too big for a residential area and the City; and the freeway on/off ramp will be impacted.

Diane Ulibarri, Tar Springs, spoke against the project stating the height of the project is out of character for the City.

Paris Johnson, owner of the Vagabond Mobile Home Park, suggested putting in trees that are green year around and will not lose leaves; is against the 3-story hotel; and suggested a smaller hotel.

Deborah Love, stated she has been in two vehicle accidents on Traffic Way; is concerned with the on/off ramp being too close to the project; does not support the renderings of green lawns due to drought; and suggested lower density housing.

Upon hearing no further comments, Chair George closed the public hearing.

Community Development Director McClish stated he next meeting is scheduled for September 20, 2016 and will be held at the Woman's Club and Community Center.

9. NON-PUBLIC HEARING ITEM

None.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE AUGUST 16, 2016

This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

Case No.	Applicant	Address	Description	Action	Planner
PPR 16-011	Robert Anderson	200 Traffic Way, Unit F	Tenant improvements of 925 square feet for residential use.	A	P. Holub
PPR 16-007 & MEX 16-002	Abigail Will	308 Whiteley Street	Remodel and expansion of an existing residence and reduction of the requirement for one (1) off-street parking space.	A	P. Holub
TUP 16-018	Sonya Yokes	140 Traffic Way	BBQ Fundraiser for Boy Scout Troop 489 on Saturday, September 24 from 11 AM to 3 PM.	A	S. Anderson
TUP 16-015	Frank Lara, Southern California	St. John's Lutheran Church. 959 Valley Road	Use of an existing asphalt paved lot for contractor staging yard and temporary	A	P. Holub

	Gas Company		placement of two (2) office trailers.		
TUP 16-016	Frank Lara, Southern California Gas Company	789 Valley Road	Use of an existing asphalt paved lot for contractor staging yard.	A	P. Holub

Commissioner Keen referred to PPR 16-007 & MEX 16-002 expressing concern about taking parking away in the Village. Director McClish stated the site includes a single car garage. Planning Manager Downing said the ARC made a recommendation due to the circumstances of the property lines in that area.

11. COMMISSION COMMUNICATIONS

Commissioner Fowler-Payne reported the commercial vehicle that was brought up at a previous Commission meeting is still parked on Ash Street. She said there are three flatbed trailers and a commercial truck also parked on Ash Street. Planning Manager Downing stated that Neighborhood Services was contacted on the issue and said he will give an update to Neighborhood Services.

In answer to Commissioner Mack's request about the standards of the parking study, Director McClish reported that staff is re-scoping for consultant assistance and at the next Commission meeting, staff will give an update on the schedule.

12. STAFF COMMUNICATIONS

Director McClish reported that there will be a Stakeholders meeting next week; and staff is hosting two community charrettes on September 14 and September 15, 2016 at 5:30, at Harloe Elementary School Cafeteria, 901 Fair Oaks Avenue, and encourage the community to attend.

13. ADJOURNMENT

On motion by Chair George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned at 8:40 p.m.